

# EXPANSIBLE HOMES

*designed  
to  
grow*



**EXPAND UP  
EXPAND OUT**

**The Seneca  
Lumber & Millwork Co.**

Lumber — Millwork — Roofing — Glass

Devoe Paints — Builders Hardware

**Phone 6671**

**FOSTORIA, OHIO**

# homes with a future

Have you often wished for a home you could afford to build now—one which is definitely designed for planned enlargement at some future time? Now it is possible!

Although the idea is not new, the end result is successful only when the home is designed to accommodate additions with minimum alteration of the original unit. By skillful advanced planning, you are assured of a future home of acceptable design, pleasing to the eye and economical to accomplish. It is a pleasure to present these "homes with a future" for your consideration.

But why not make that wish come true now? Our experience in home construction, materials and finance are at your disposal at all times. We will be happy to discuss your home building requirements with you; it's all part of our friendly service.

Come in and see us soon!

**build today and expand  
in the future**



## there are no "growing pains" with the **FOREST**

Although basically a three room home, the expansion possibilities of the low cost FOREST have been carefully planned. Note the garage and bedroom additions that can be constructed to meet future living requirements.

### DATA ORIGINAL HOME

Living area:  
Plan 1 and 2 ..... 572 sq. ft.

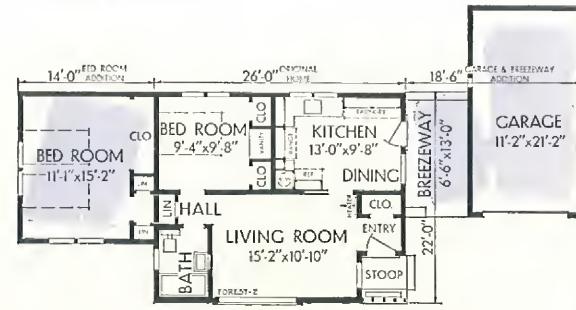
Cubage:  
Plan 1 ..... 10,052 cu. ft.  
Plan 2 ..... 7,342 cu. ft.

### ADDITIONS

Bedroom ..... 224 sq. ft.  
Breezeway ..... 85 sq. ft.  
Garage ..... 264 sq. ft.

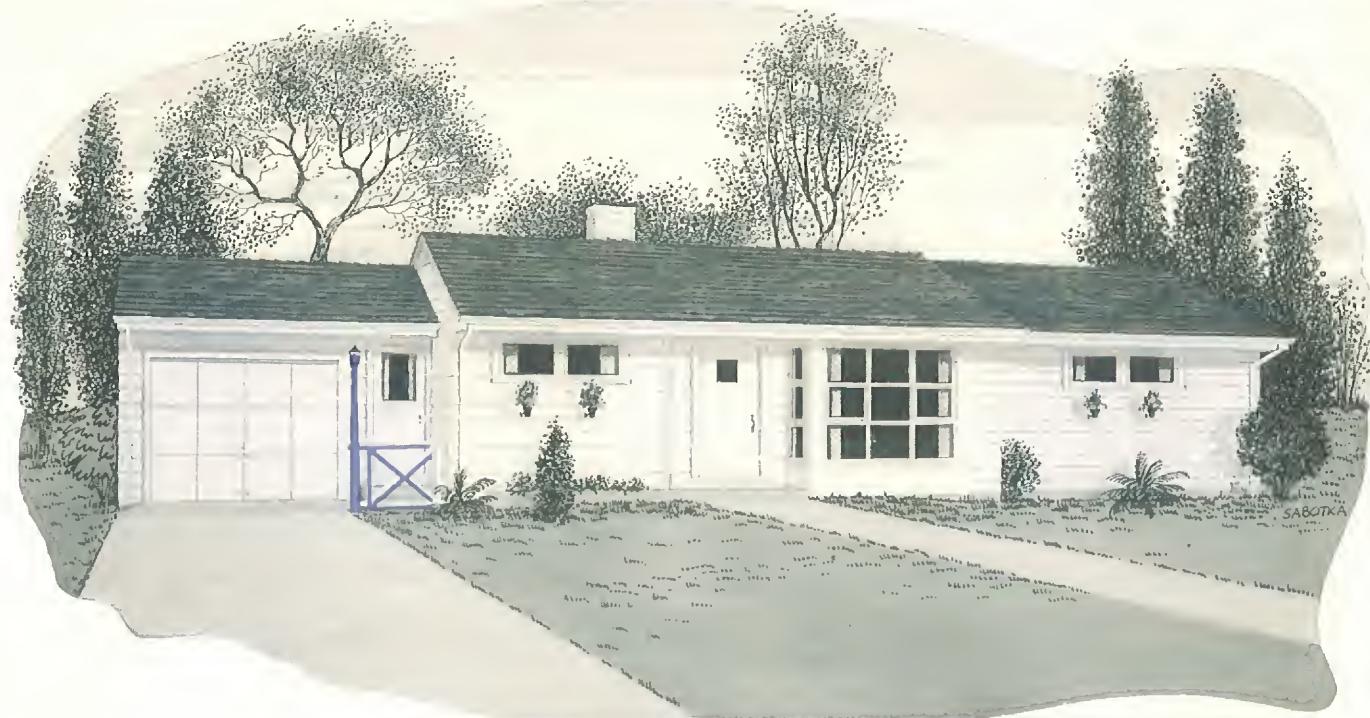


PLAN 1 WITH BASEMENT



PLAN 2 WITHOUT BASEMENT

# easy expansion keynotes the FALLS



## DATA

### ORIGINAL HOME

#### Living area:

Plan 1	683 sq. ft.
Plan 2	738 sq. ft.

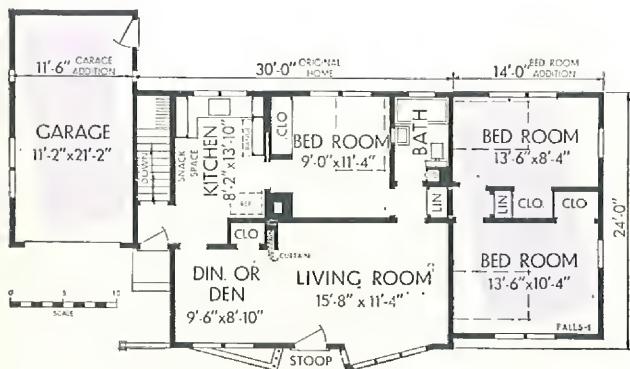
#### Cubage:

Plan 1	12,595 cu. ft.
Plan 2	9,466 cu. ft.

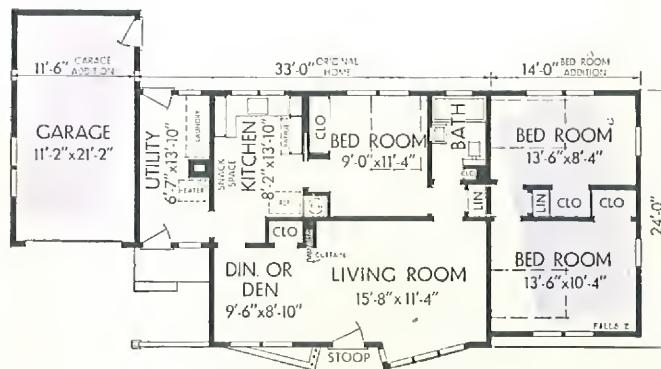
#### ADDITIONS

Bedrooms	322 sq. ft.
Garage	255 sq. ft.

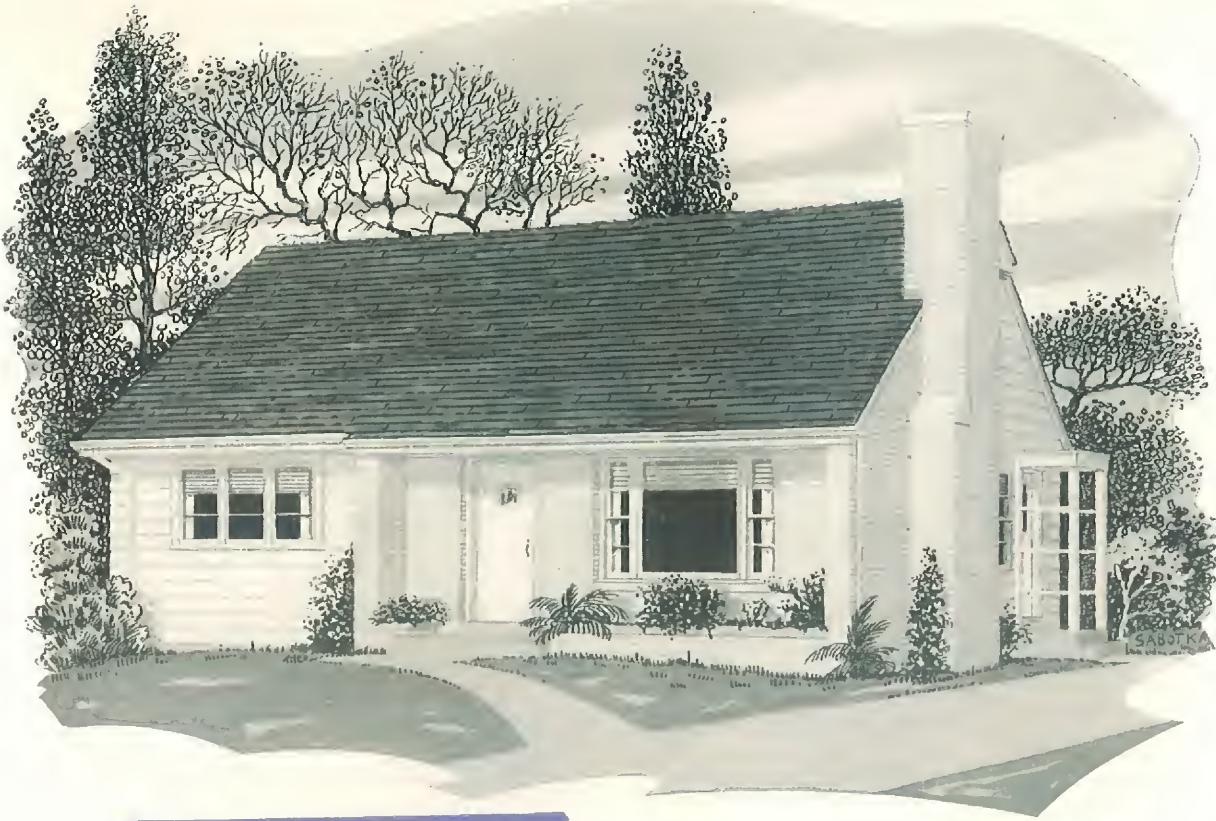
Here is a home designed to grow easily and gracefully into a three-bedroom ranch type. Although small, the original home provides all the necessary conveniences for the one-child family. Careful planning has provided a den or dining area which can be separated from the living room through use of a folding partition or curtain. The garage and two bedrooms may be added when needed.



PLAN 1 WITH BASEMENT



PLAN 2 WITHOUT BASEMENT



## the FOSTER can expand up and

This smart little home with its charming picture window and natural fireplace gives you the opportunity to go up when added living space is required. Note how the future second floor plan features a bath and two-bedroom addition. In cases where four bedrooms are more than adequate for the family the bedroom addition permits the use of one of the first floor bedrooms as a rumpus room for the children, a recreation room for the family, a den for father or a sewing room for mother.

### DATA

#### ORIGINAL HOME

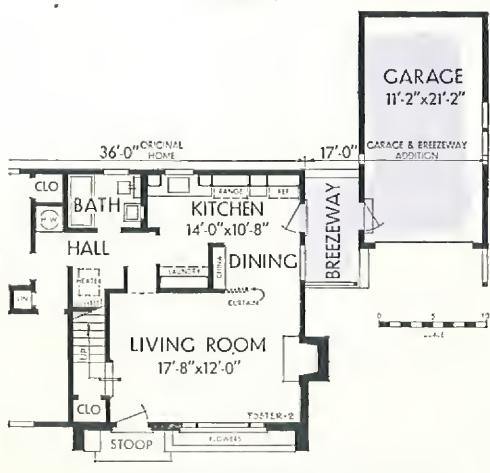
Living area: Plan 1 and 2 — First floor.....	864 sq. ft.
Cubage: Plan 1 .....	18,403 cu. ft.
Plan 2 .....	13,824 cu. ft.

#### ADDITIONS

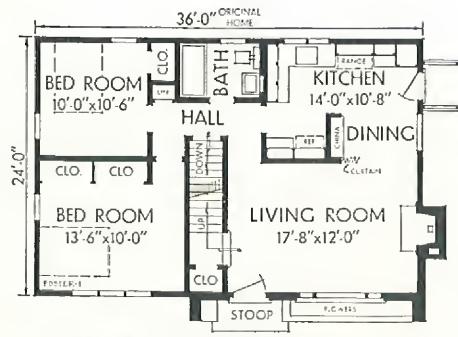
Second floor bedrooms.....	523 sq. ft.
Garage .....	264 sq. ft.
Breezeway .....	55 sq. ft.



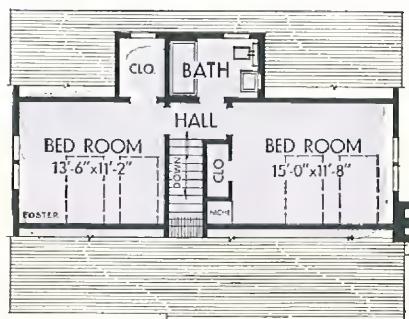
IF A DIVISION BETWEEN DINING AREA AND LIVING ROOM IS DESIRED, A FOLDING PARTITION CAN BE USED AS ILLUSTRATED.



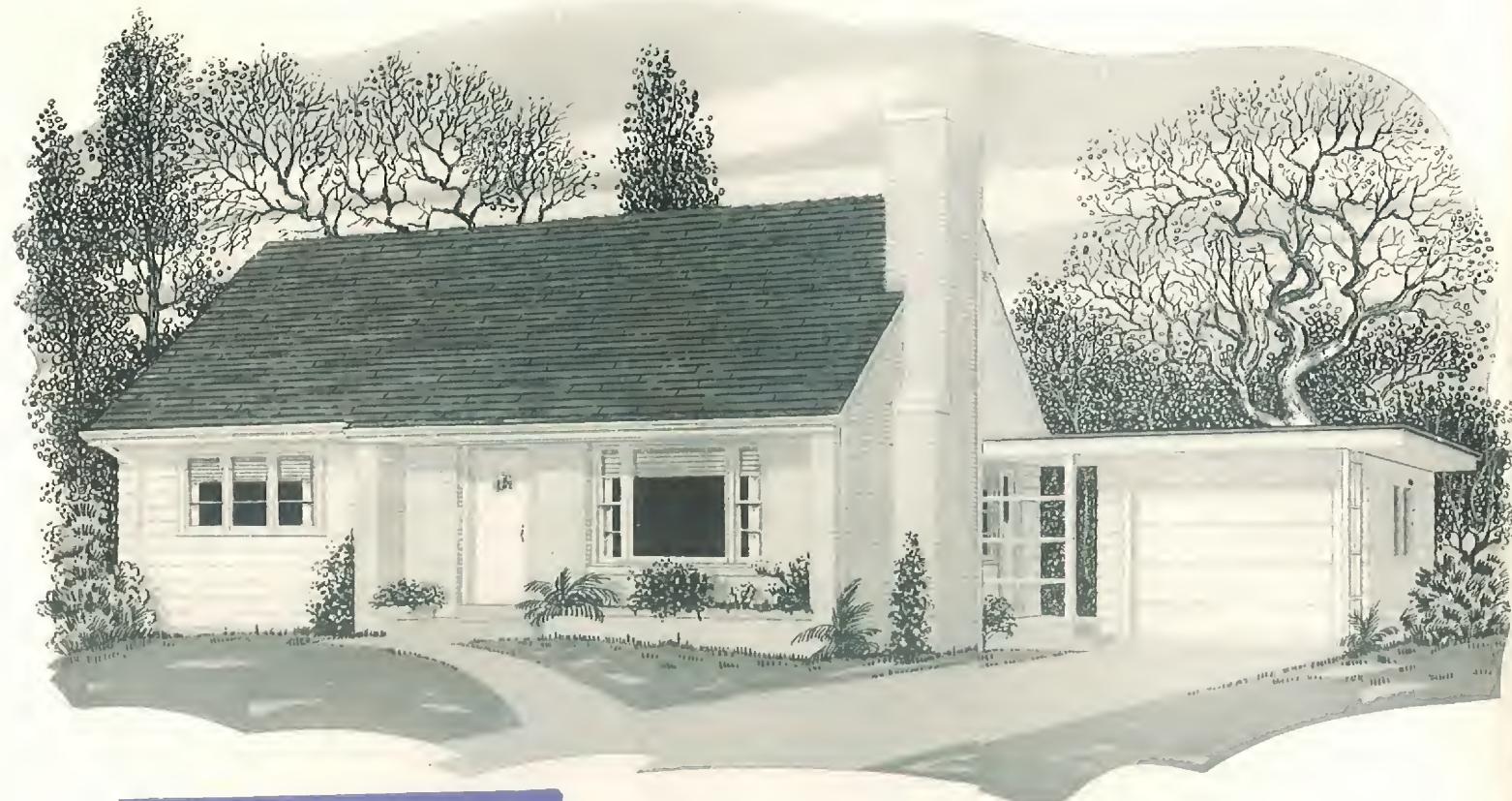
PLAN 2 WITHOUT BASEMENT



PLAN 1 WITH BASEMENT



SECOND FLOOR PLAN



## the FOSTER can expand out, too

This smart little home with its charming picture window and natural fireplace gives you the opportunity to go up when added living space is required. Note how the future second floor plan features a bath and two-bedroom addition. In cases where four bedrooms are more than adequate for the family the bedroom addition permits the use of one of the first floor bedrooms as a rumpus room for the children, a recreation room for the family, a den for father or a sewing room for mother.

### DATA

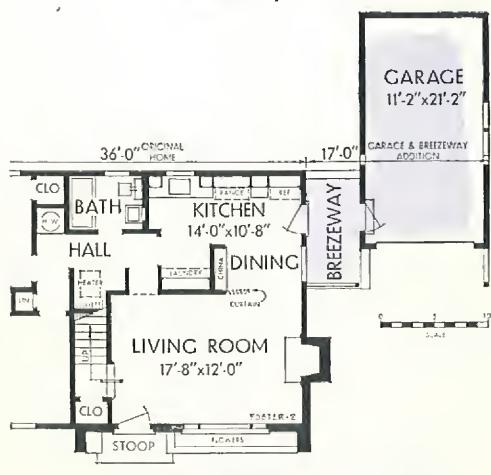
#### ORIGINAL HOME

Living area: Plan 1 and 2 — First floor.....	864 sq. ft.
Cubage: Plan 1 .....	18,403 cu. ft.
Plan 2 .....	13,824 cu. ft.

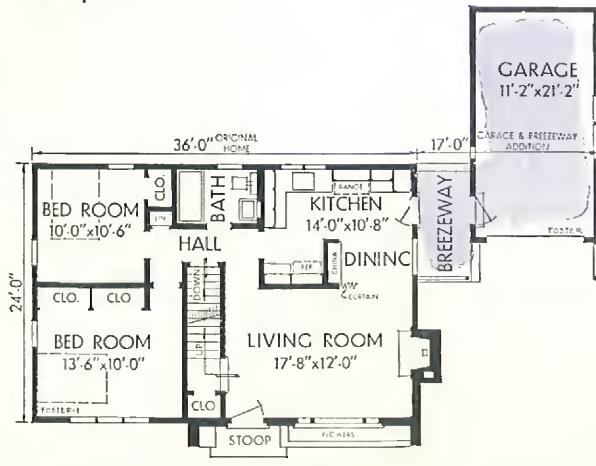
#### ADDITIONS

Second floor bedrooms.....	523 sq. ft.
Garage .....	264 sq. ft.
Breezeway .....	55 sq. ft.

*The use of modern flat top design on breezeway and garage addition gives an extra beauty touch to this efficient, low cost home.*



PLAN 2 WITHOUT BASEMENT



PLAN 1 WITH BASEMENT

BREEZEWAY  
AND  
GARAGE  
ADDITION

# build a one-car garage for the FLINT



VIEW OF SECOND FLOOR BEDROOM WITH TWIN BEDS.

Although small in overall size, this home offers complete housing facilities with the opportunity to go up as your family grows. In addition to the bath and two bedroom expansion plan for the second floor, the first floor is so designed that one of the bedrooms can be used for a dining room if desired. The FLINT can be further enlarged by adding a one or two-car garage.

## DATA ORIGINAL HOME

### Living area:

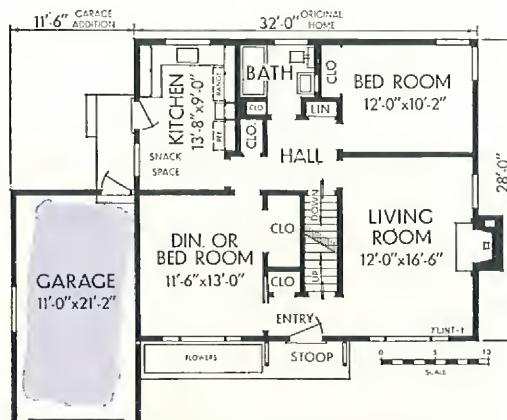
Plan 1 and 2 —  
first floor ..... 896 sq. ft.

### Cubage:

Plan 1 ..... 19,264 cu. ft.  
Plan 2 ..... 14,336 cu. ft.

### ADDITIONS

Second floor bedrooms.... 520 sq. ft.  
1-car garage ..... 257 sq. ft.  
2-car garage ..... 433 sq. ft.



PLAN 1 WITH BASEMENT

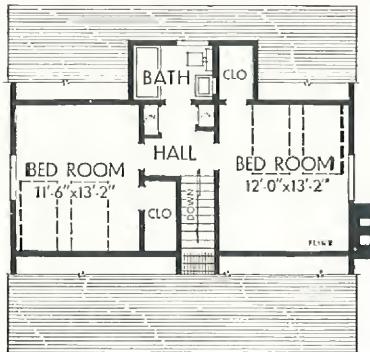


PLAN 2 WITHOUT BASEMENT

# or build a two- car garage for the FLINT

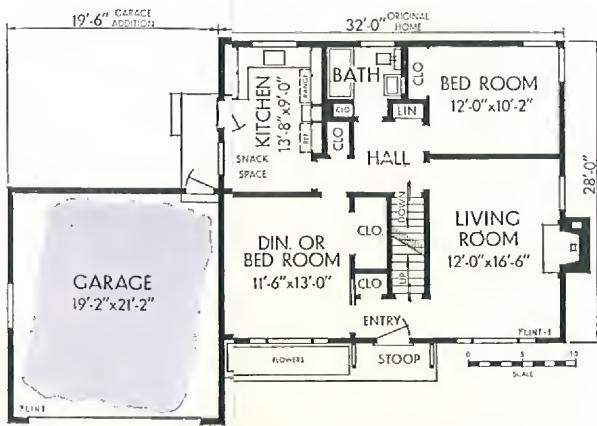


SABOTKA



SECOND FLOOR PLAN

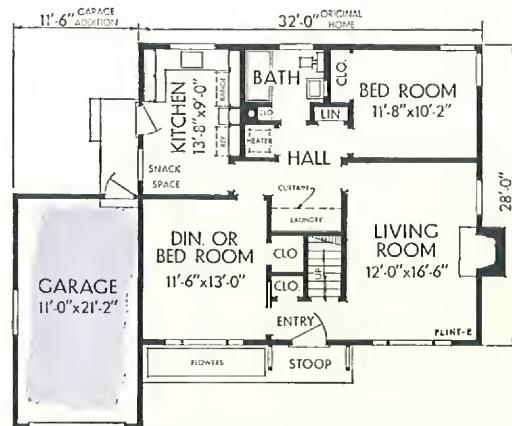
TWO-CAR  
GARAGE  
ADDITION



PLAN 1 WITH BASEMENT

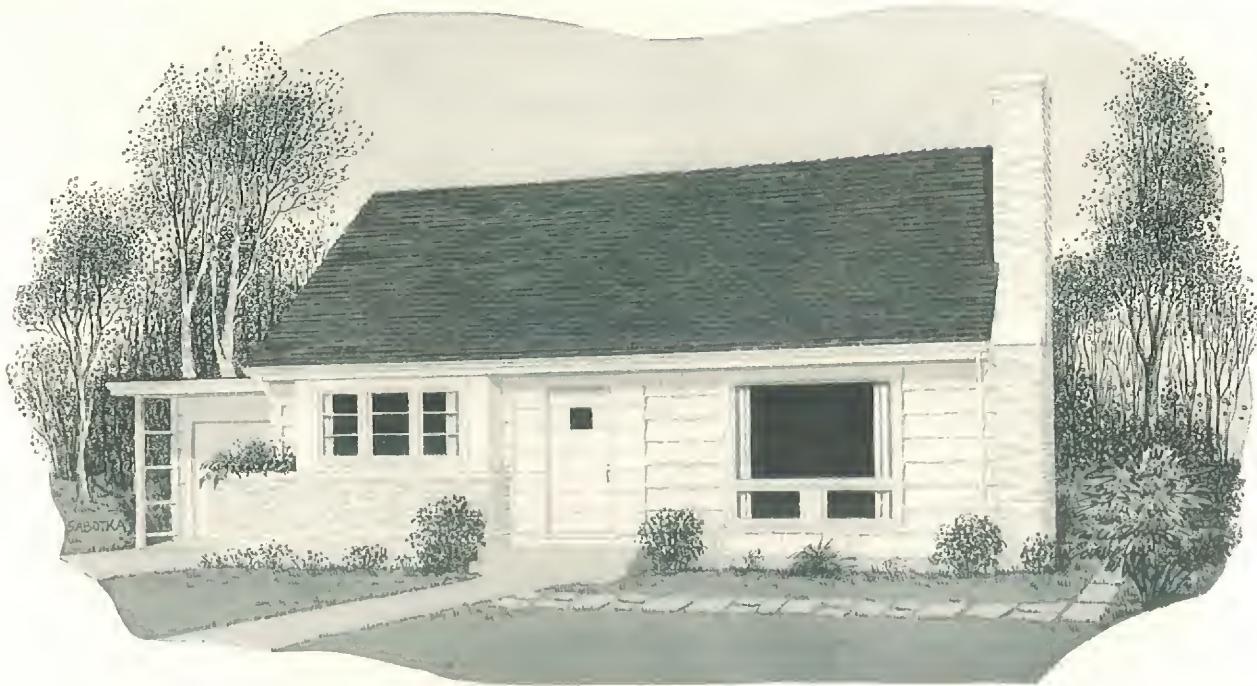
5A

Although small in overall size, this home offers complete housing facilities with the opportunity to go up as your family grows. In addition to the bath and two bedroom expansion plan for the second floor, the first floor is so designed that one of the bedrooms can be used for a dining room if desired. The FLINT can be further enlarged by adding a one or two-car garage.



PLAN 2 WITHOUT BASEMENT

# the FOSS ...a 4-room plan that grows up



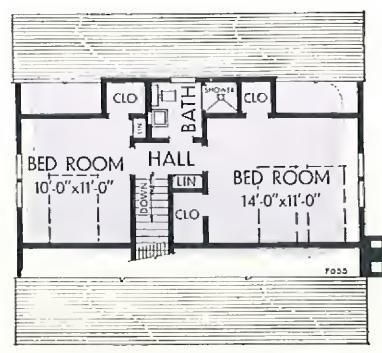
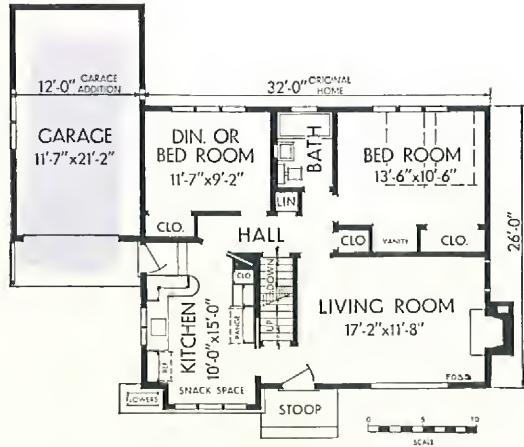
While basically a one story plan with living room, kitchen, bath, two bedrooms, or dining room and one bedroom if desired, the home builder with an eye toward future expansion will not overlook the possibilities of the FOSS. Provision has been made in this plan for the addition of a bath and two generous size bedrooms upstairs. A one car garage can also be added.



THIS INTERIOR IS A SUGGESTION ONLY  
OF HOW THE EXTRA INCOME LIVING  
AREA CAN BE COMPLETED.

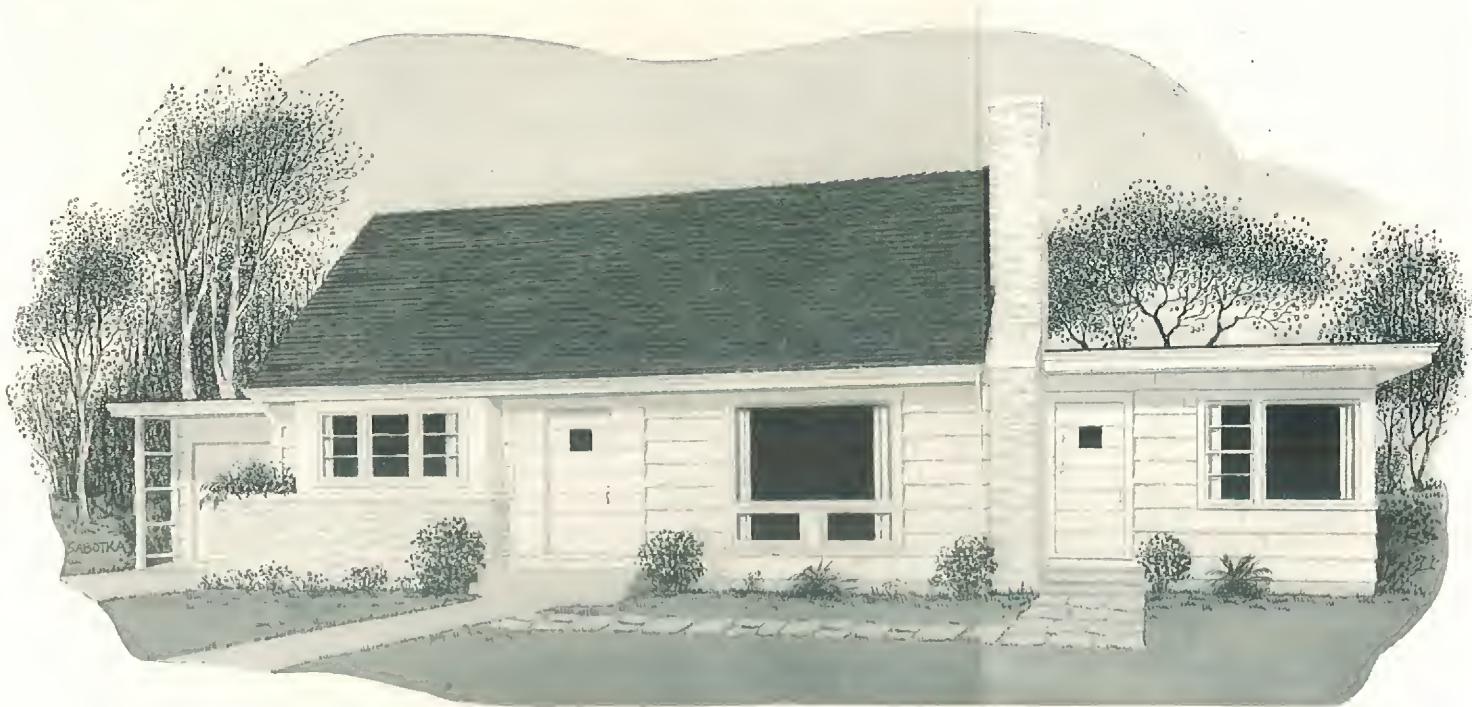
## DATA ORIGINAL HOME

Living area:	
First floor	852 sq. ft.
Cubage	17,850 cu. ft.
<b>ADDITIONS</b>	
Second floor bedrooms	440 sq. ft.
Multi-purpose room	288 sq. ft.
Garage	268 sq. ft.



SECOND FLOOR PLAN

# the FOSS ... a 4-room plan expanding out



While basically a one story plan with living room, kitchen, bath, two bedrooms, or dining room and one bedroom if desired, the home builder with an eye toward future expansion will not overlook the possibilities of the FOSS. Provision has been made in this plan for the addition of a bath and two generous size bedrooms upstairs. A one car garage can also be added.

to provide extra income living area

*Seldom does an extra income room permit the family to retain the privacy of their home as does this bedroom addition. This light and spacious room features a large closet, lavatory and private entrance.*

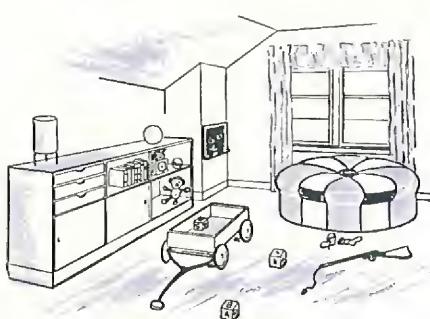
## DATA ORIGINAL HOME

Living area:	
First floor	852 sq. ft.
Cubage	17,850 cu. ft.
<b>ADDITIONS</b>	
Second floor bedrooms	440 sq. ft.
Multi-purpose room	288 sq. ft.
Garage	268 sq. ft.





## you can go up with the FARR



HERE IS A SUGGESTION OF HOW A CHILD'S PLAYROOM CAN BE INCLUDED IN THE SECOND FLOOR ADDITION OF THE EASY-TO-EXPAND FARR.

While a glance at the floor plans will tell you that this is not a large home, economical rectangular planning affords the desired spaciousness. The FARR features a dining area, living room, kitchen and two bedrooms on the first floor. The upstairs area permits the addition of a bath and two bedrooms, or if desired, one bedroom and a playroom for the children.

### DATA

#### ORIGINAL HOME

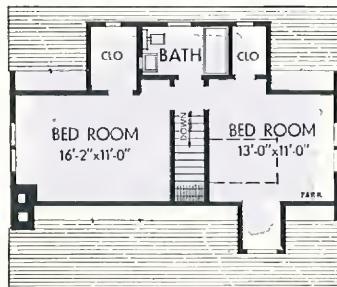
Living area — First floor:	
Plan 1	908 sq. ft.
Plan 2	1021 sq. ft.

#### Cubage:

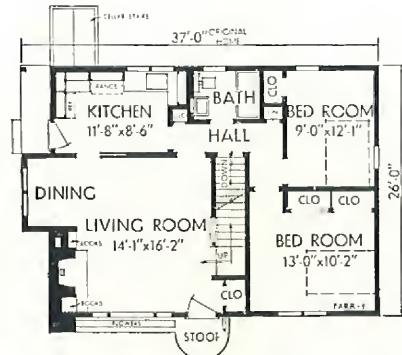
Plan 1	19,189 cu. ft.
Plan 2	15,669 cu. ft.

#### ADDITIONS

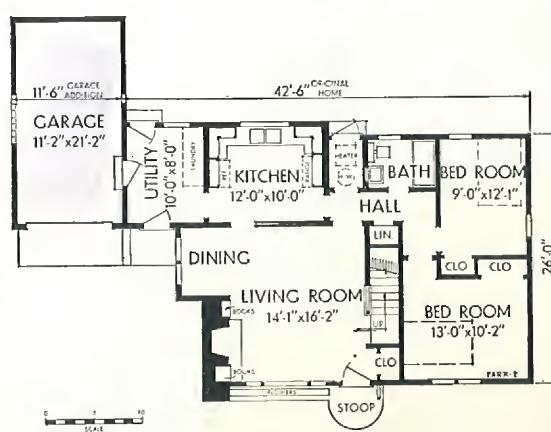
Second floor bedrooms	541 sq. ft.
Breezeway (Plan 1)	75 sq. ft.
Garage	264 sq. ft.



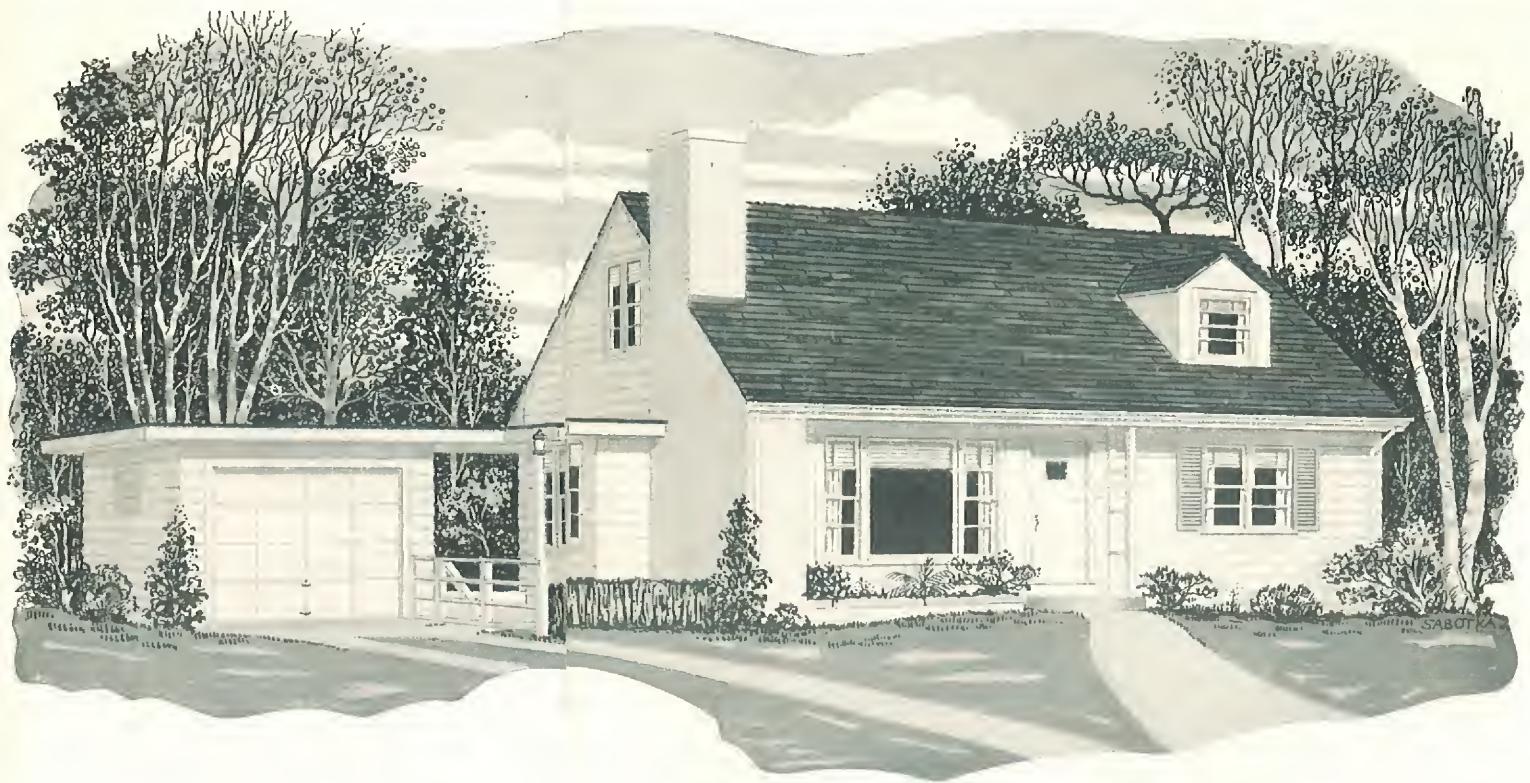
SECOND FLOOR PLAN



PLAN 1 WITH BASEMENT



PLAN 2 WITHOUT BASEMENT



## or go out and up with the FARR

A breezeway and one car garage of modern flat top design can also be added to this home. Not only will this expansion add to the beauty of the FARR, but also to its value.

While a glance at the floor plans will tell you that this is not a large home, economical rectangular planning affords the desired spaciousness. The FARR features a dining area, living room, kitchen and two bedrooms on the first floor. The upstairs area permits the addition of a bath and two bedrooms, or if desired, one bedroom and a playroom for the children.

### DATA

#### ORIGINAL HOME

Living area — First floor: 908 sq. ft.

Plan 1 ..... 908 sq. ft.

Plan 2 ..... 1021 sq. ft.

#### Cubage:

Plan 1 ..... 19,189 cu. ft.

Plan 2 ..... 15,669 cu. ft.

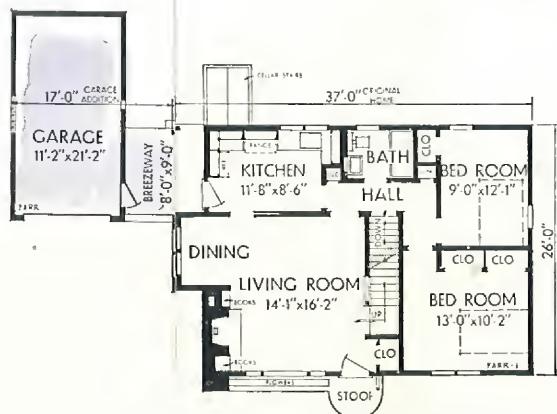
#### ADDITIONS

Second floor bedrooms ..... 541 sq. ft.

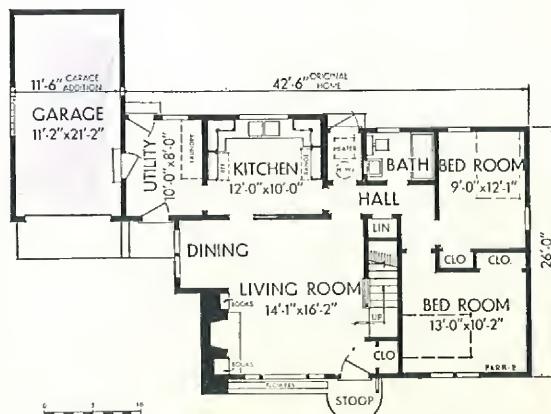
Breezeway (Plan 1) ..... 75 sq. ft.

Garage ..... 264 sq. ft.

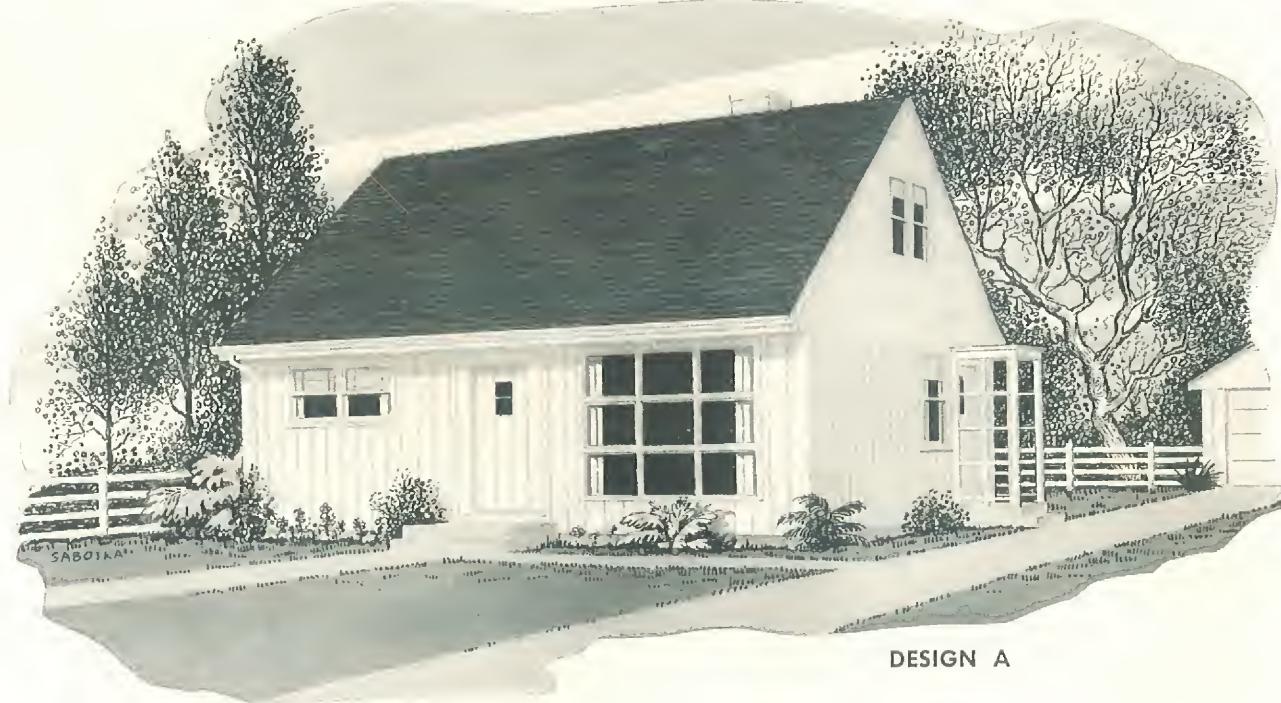
GARAGE  
ADDITION



PLAN 1 WITH BASEMENT



PLAN 2 WITHOUT BASEMENT



DESIGN A

## The FIELD

### FEATURES 6 EXTERIORS FOR THE SAME BASIC PLAN . . . A PLAN THAT CAN GROW WITH YOUR FAMILY

Here is opportunity for the home builder to choose an exterior design that will reflect his individual tastes. The same basic floor plan, economically rectangular, with minor variations is adaptable to any of the six exteriors featured on these two pages. Although all are basically modern colonial, each design is different, interesting and inviting. The floor plan provides stairway to attic in which two rooms and a bath may be built as suggested by the plan shown on the next page. A dining area is provided in the kitchen.

#### AVERAGE DATA

##### ORIGINAL HOME

Living area: Plan 1 and 2 — Average first floor.....793 sq. ft.

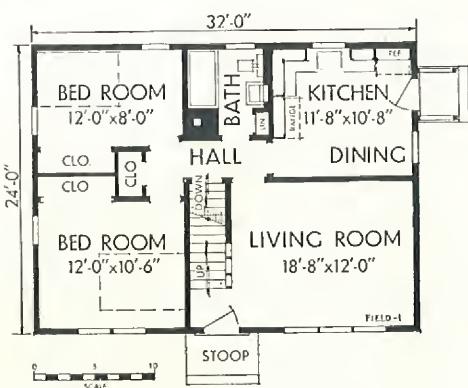
##### Average cubage:

Plan 1.....16,700 cu. ft.

Plan 2.....12,500 cu. ft.

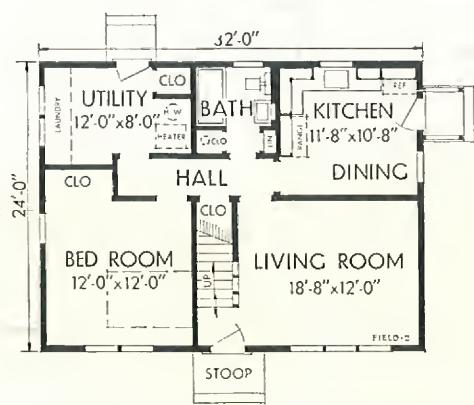
##### ADDITION

Second floor bedrooms.....492 sq. ft.



PLAN 1 WITH BASEMENT

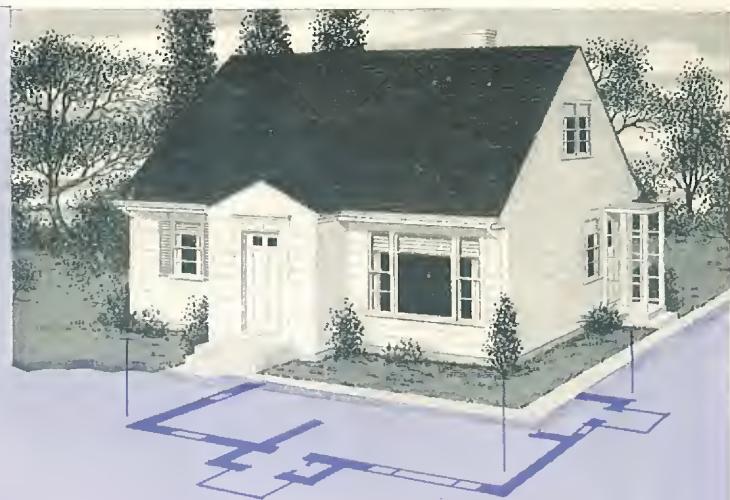
When ordering plans, please be sure to specify which exterior design is wanted. All plans available with and without basement.



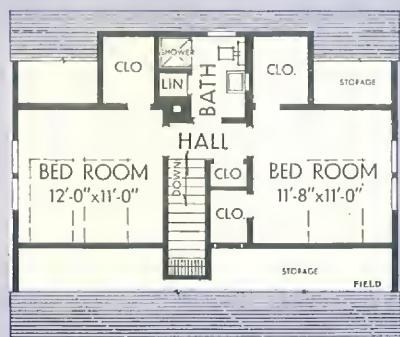
PLAN 2 WITHOUT BASEMENT



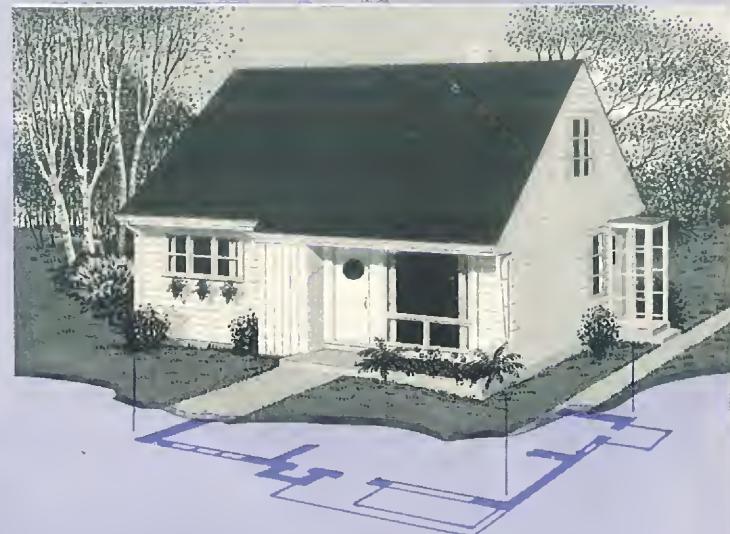
DESIGN B



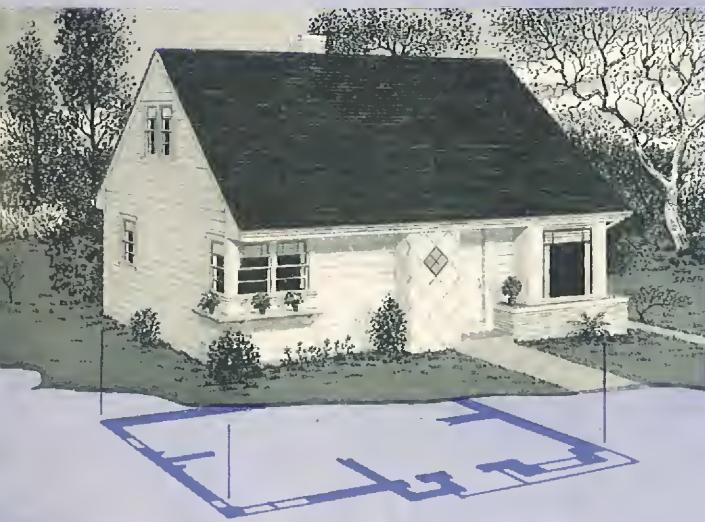
DESIGN C



A SUGGESTED PLAN FOR TWO  
FUTURE ROOMS AND BATH IN  
ATTIC.



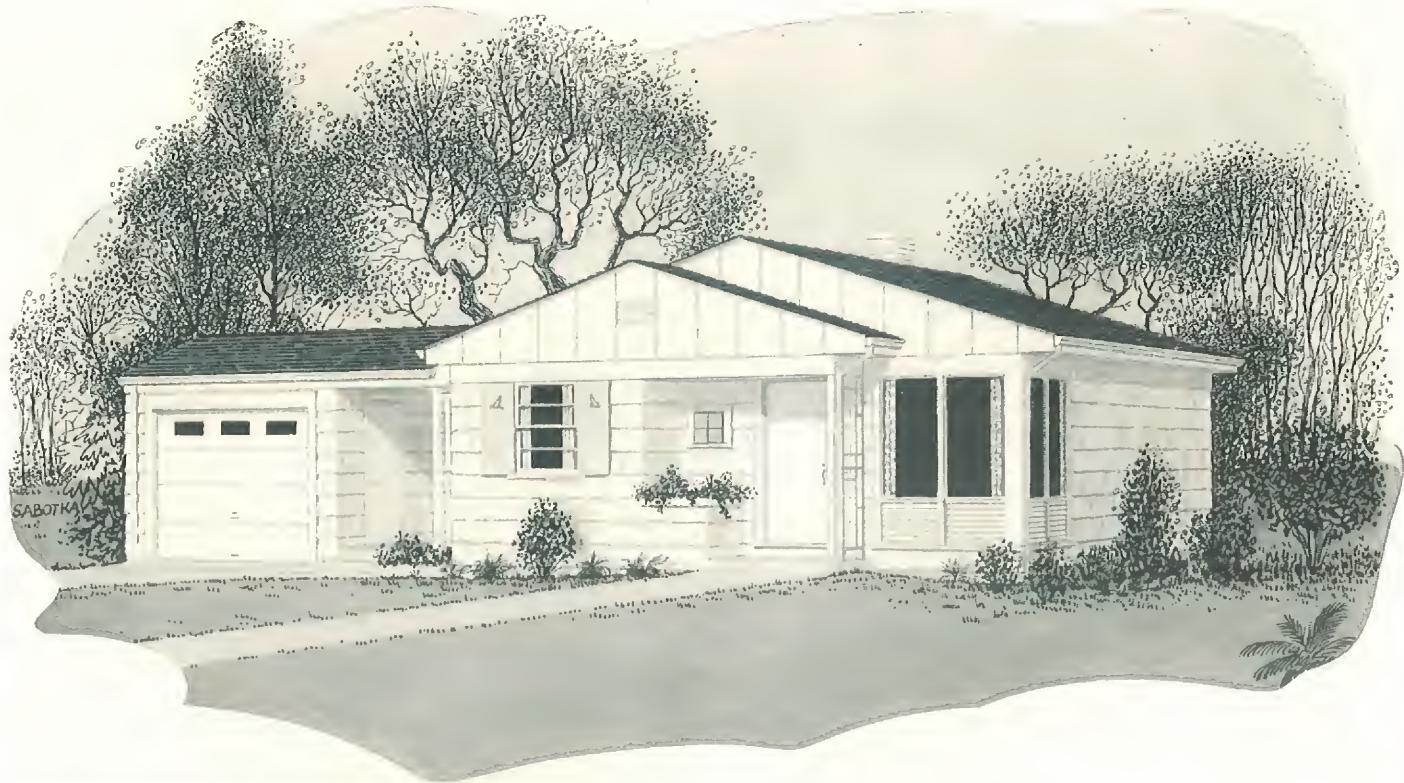
DESIGN E



DESIGN D



DESIGN F



## the FONDA ... a 4 room plan for today and

This four room home affords the efficiency of five rooms to meet the requirements of the small family. A dining area is provided in the kitchen which is planned on the "U" pattern for greater convenience. Planned to give the utmost value for your building dollars, the original home shown on this page can be economically expanded as illustrated when desired.

### DATA

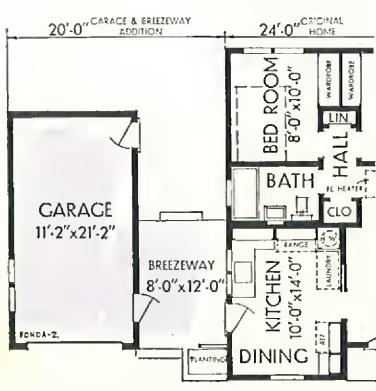
#### ORIGINAL HOME

Living area:	
Plan 1	699 sq. ft.
Plan 2	705 sq. ft.
Cubage:	
Plan 1	13,035 cu. ft.
Plan 2	9,266 cu. ft.

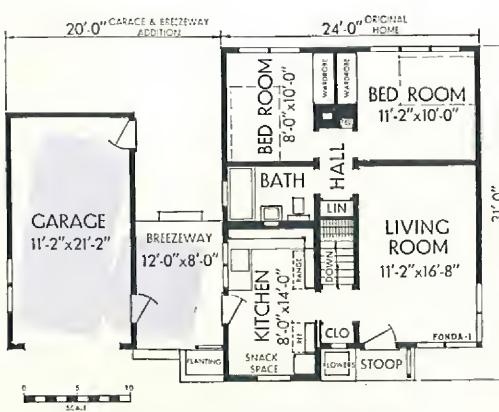
#### ADDITIONS

Multi-purpose room	240 sq. ft.
Breezeway	96 sq. ft.
Garage	264 sq. ft.

While the room addition may be used for extra sleeping space, it also can be planned as a multi-purpose room. Although the drawing on page 10A shows it as den for father, the room can serve as play room for the kiddies, a television room or a recreation room for the family.



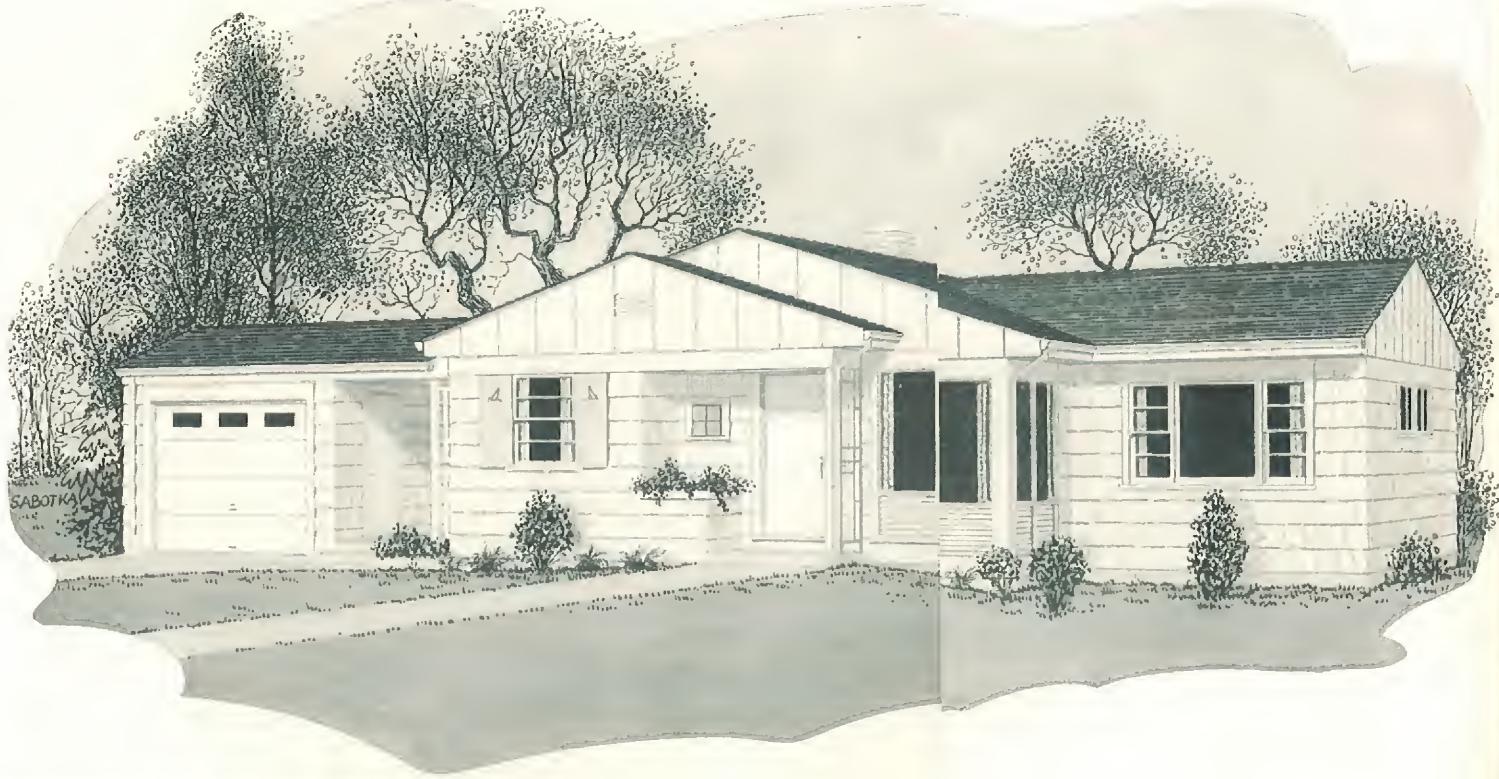
PLAN 2 WITHOUT BASEMENT



PLAN 1 WITH BASEMENT



THE ORIGINAL HOME ... FOUR ROOMS DESIGNED TO GROW.



## the FONDA ... a 4 room plan for tomorrow

This four room home affords the efficiency of five rooms to meet the requirements of the small family. A dining area is provided in the kitchen which is planned on the "U" pattern for greater convenience. Planned to give the utmost value for your building dollars, the original home shown on this page can be economically expanded as illustrated when desired.

### DATA

#### ORIGINAL HOME

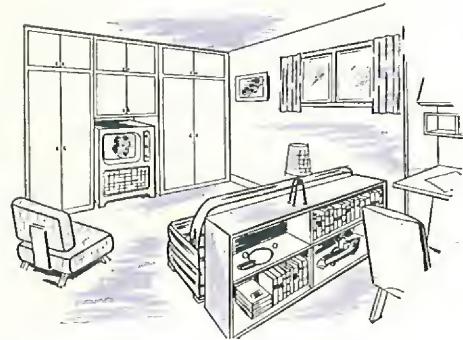
Living area:	
Plan 1	699 sq. ft.
Plan 2	705 sq. ft.

#### Cubage:

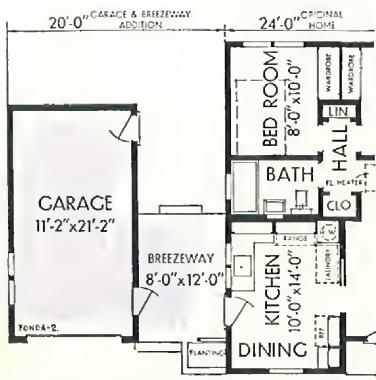
Plan 1	13,035 cu. ft.
Plan 2	9,266 cu. ft.

#### ADDITIONS

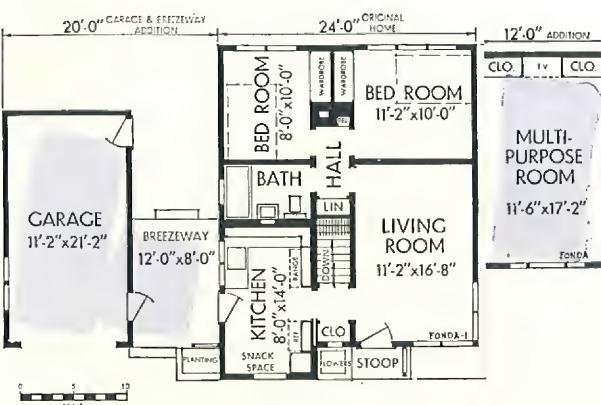
Multi-purpose room	240 sq. ft.
Breezeway	96 sq. ft.
Garage	264 sq. ft.



ROOM ADDITION USED AS A DEN



PLAN 2 WITHOUT BASEMENT

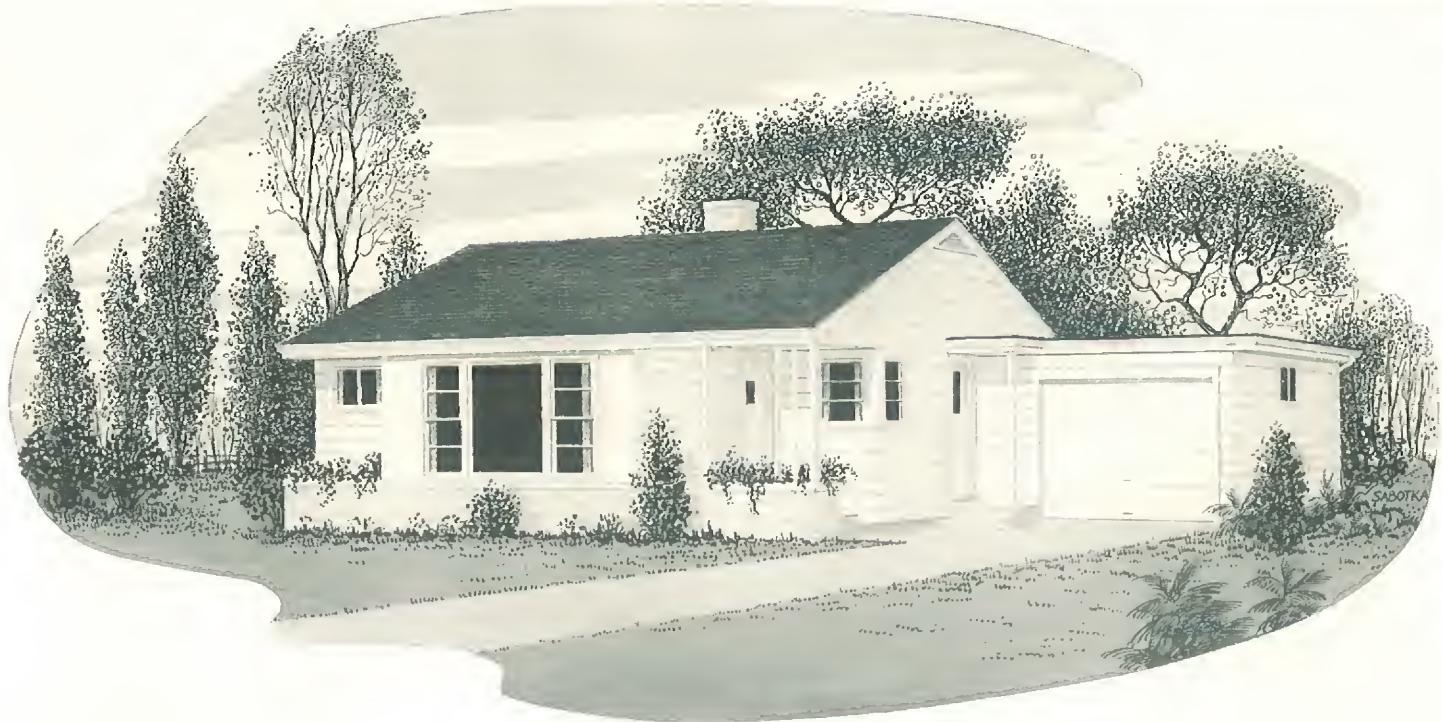


PLAN 1 WITH BASEMENT

MULTI-PURPOSE  
ROOM  
ADDITION

# it is easy to add to utility of

the FLAGG



Here is the original 4-room home designed to meet the immediate requirements of the small family.



Designed especially for the small family, the FLAGG can easily be expanded into a lovely rambling ranch type home. Although basically planned as a four room design with two bedrooms, the child's bedroom can be used as a dining room by eliminating the suggested folding partition used to separate it from the kitchen, thus adding to the dining area of the kitchen. A two bedroom addition and garage may be added when needed.

## DATA

### ORIGINAL HOME

#### Living area:

- Plan 1 ..... 798 sq. ft.
- Plan 2 ..... 842 sq. ft.

#### Cubage:

- Plan 1 ..... 16,197 cu. ft.
- Plan 2 ..... 11,602 cu. ft.

#### ADDITIONS

- Bedrooms ..... 384 sq. ft.
- Garage (average) ..... 294 sq. ft.



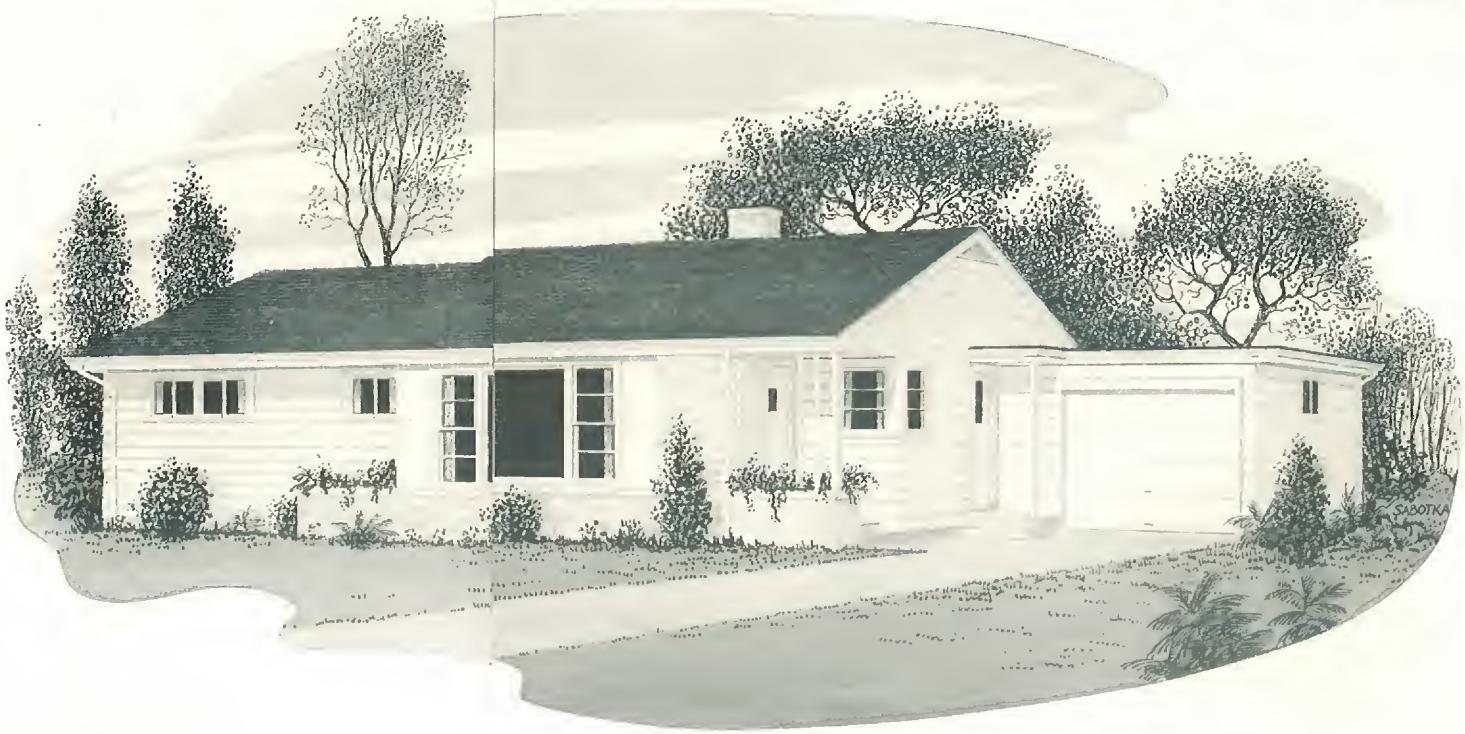
PLAN 1 WITH BASEMENT



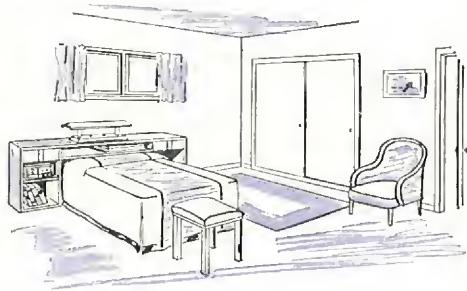
PLAN 2 WITHOUT BASEMENT

# 2 bedrooms add to utility of

the FLAGG

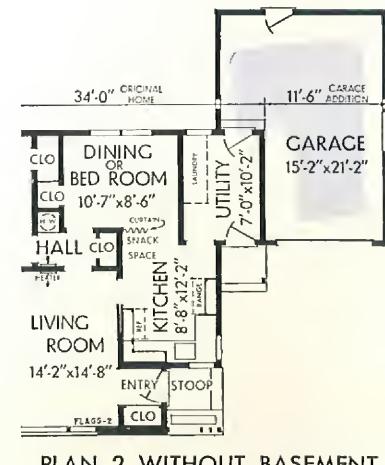
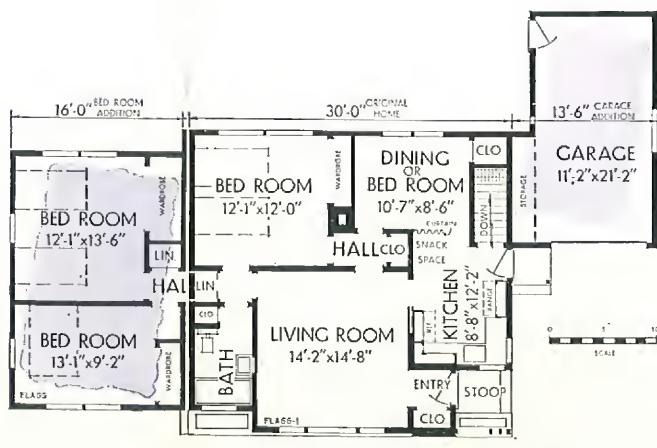


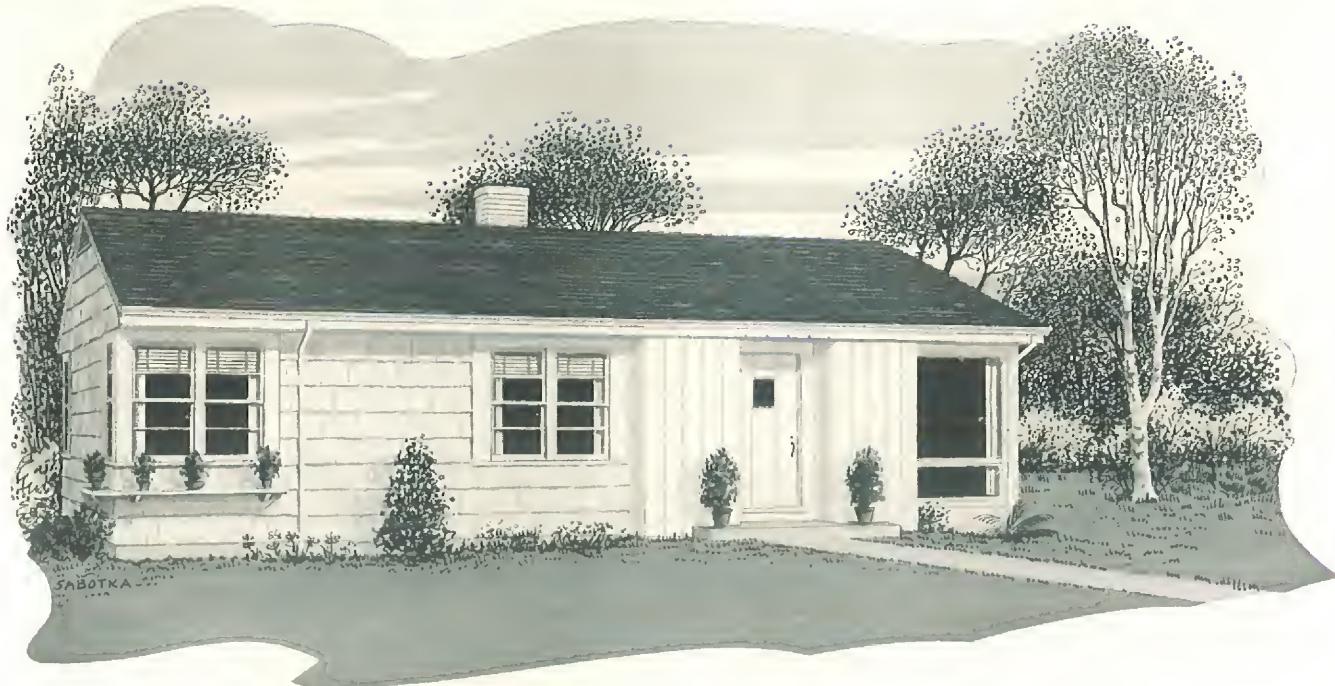
... ADDITIONAL SPACE FOR THE GROWING FAMILY.



Designed especially for the small family, the FLAGG can easily be expanded into a lovely rambling ranch type home. Although basically planned as a four room design with two bedrooms, the child's bedroom can be used as a dining room by eliminating the suggested folding partition used to separate it from the kitchen, thus adding to the dining area of the kitchen. A two bedroom addition and garage may be added when needed.

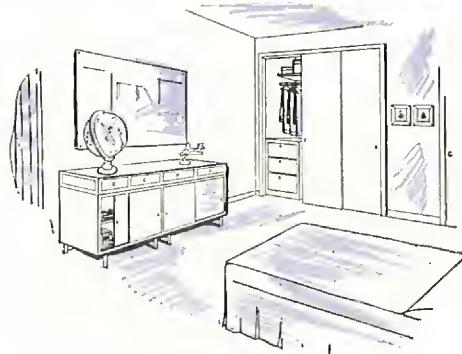
TWO-BEDROOM ADDITION





The original three room home will function as a complete living unit for a small family until such time as the easy-to-add two bedroom addition can be constructed. The new unit can also be planned as a bedroom and recreation room if desired.

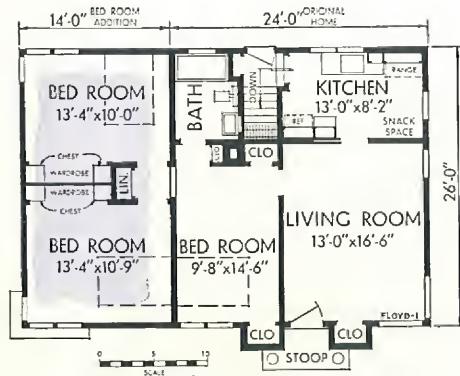
In contemplating future additions as extensive as shown here, careful consideration should be given to the location of the original home on your lot.



INTERIOR OF BEDROOM ADDITION



PLAN 2 WITHOUT BASEMENT



PLAN 1 WITH BASEMENT

#### DATA

##### ORIGINAL HOME

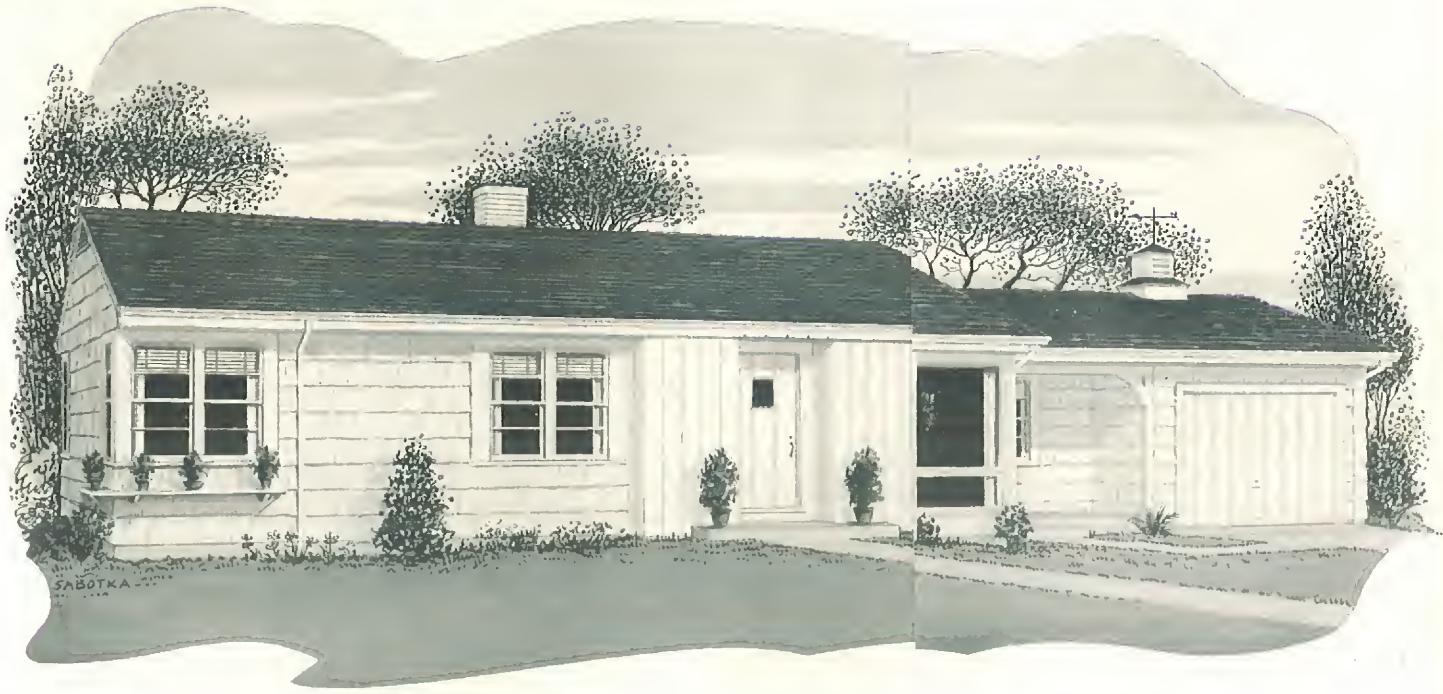
Living area:  
Plan 1 and 2 ..... 640 sq. ft.

Cubage:  
Plan 1 ..... 11,704 cu. ft.  
Plan 2 ..... 8,428 cu. ft.

##### ADDITIONS

Bedrooms ..... 364 sq. ft.  
Dining room ..... 156 sq. ft.  
Porch ..... 60 sq. ft.  
Garage ..... 264 sq. ft.

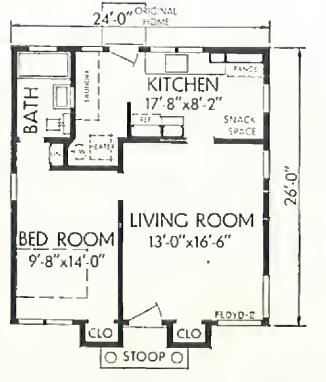
the FLOYD wings out for a garage



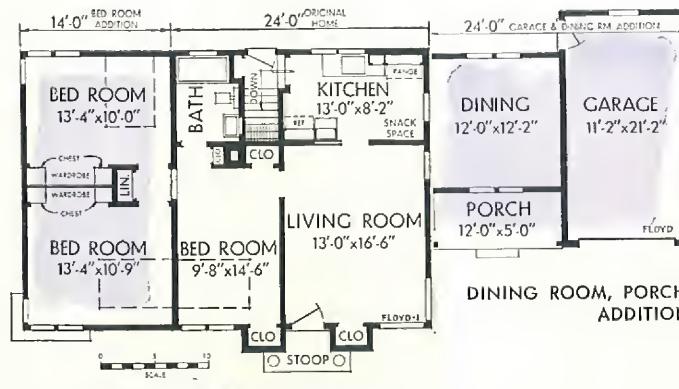
The original three room home will function as a complete living unit for a small family until such time as the easy-to-add two bedroom addition can be constructed. The new unit can also be planned as a bedroom and recreation room if desired.

In contemplating future additions as extensive as shown here, careful consideration should be given to the location of the original home on your lot.

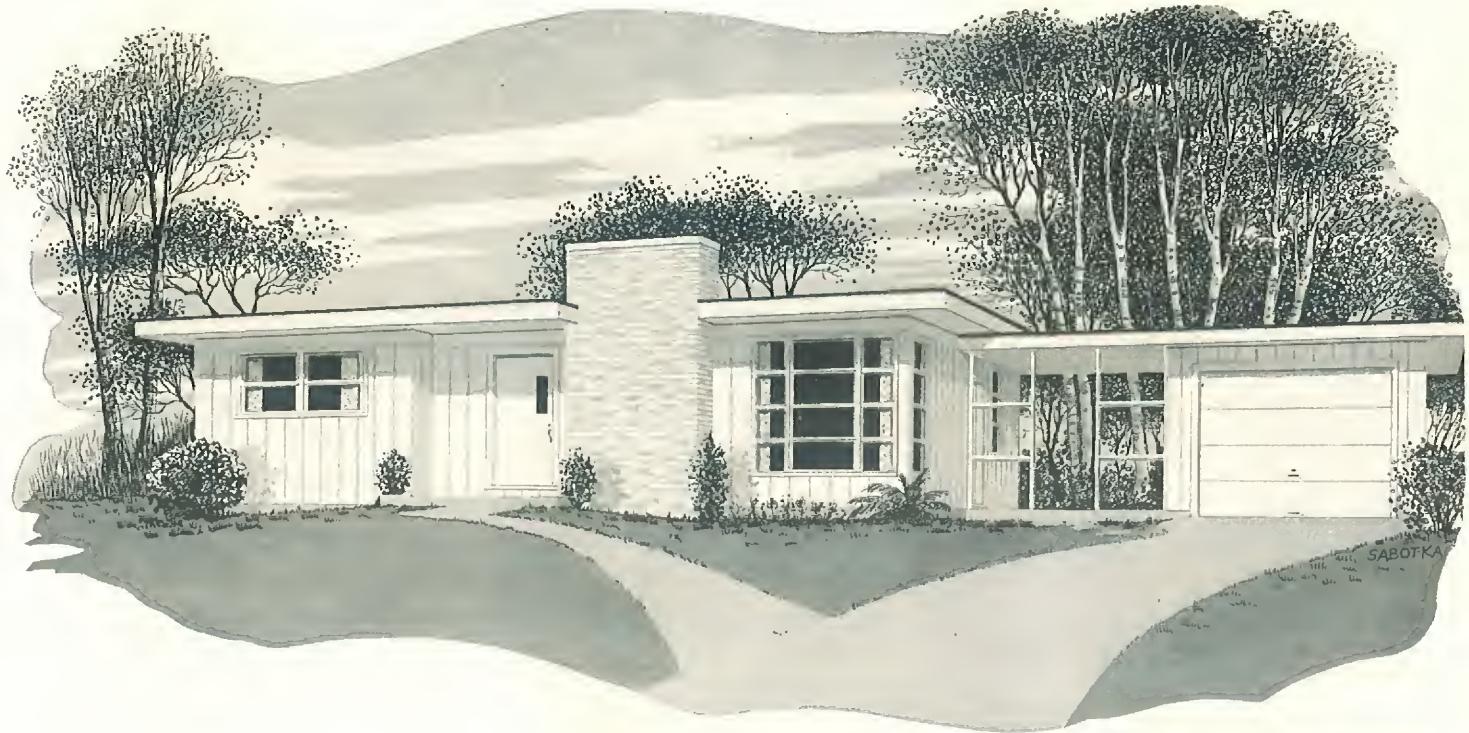
When the budget permits expansion of the FLOYD, a large dining room, and porch can also be added at the time the garage addition is built giving the owner a completed home that will be a standout in any community.



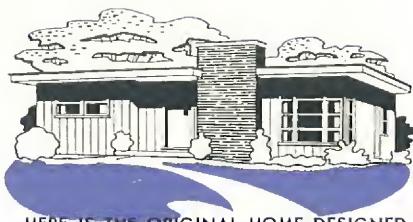
## PLAN 2 WITHOUT BASEMENT



## PLAN 1 WITH BASEMENT



## a garage can be added to the original **FLORA**



HERE IS THE ORIGINAL HOME DESIGNED FOR LOW COST EXPANSION.

For the prospect who is in the market for a contemporary modern home featuring simple and practical expansion, the FLORA is certain to meet every requirement. The future breezeway, garage and two bedroom additions provide the finishing touches for this smart flat top design.

### DATA

#### ORIGINAL HOME

##### Living area:

Plan 1	.....906 sq. ft.
Plan 2	.....979 sq. ft.
Porch area (Plan 2 only).....	73 sq. ft.

##### Cubage:

Plan 1	.....14,496 cu. ft.
Plan 2	.....11,091 cu. ft.

### ADDITIONS

Bedrooms	.....364 sq. ft.
Breezeway (Plan 1)	.....140 sq. ft.
Garage (Plan 1).....	264 sq. ft.
(Plan 2).....	288 sq. ft.



PLAN 1 WITH BASEMENT



PLAN 2 WITH  
UTILITY ROOM,  
NO BASEMENT



or bedrooms can

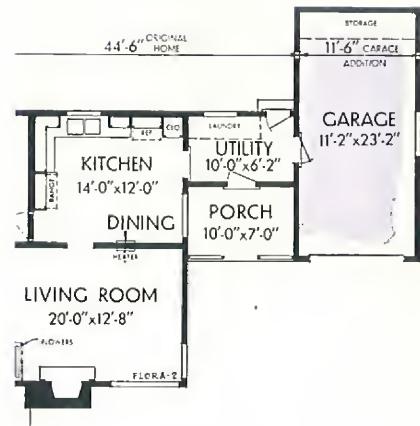
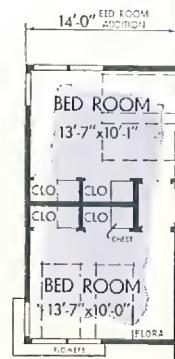
be added to the original **FLORA**



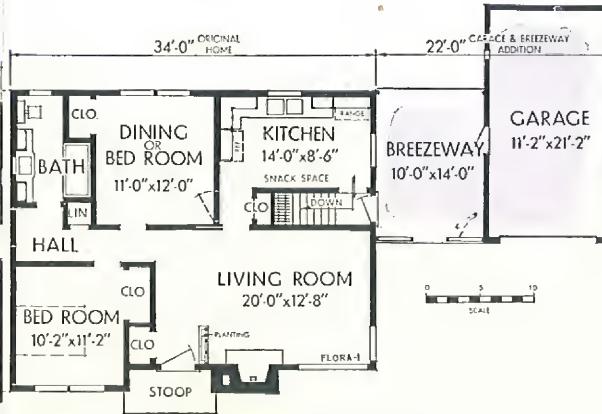
SUGGESTED INTERIOR OF ONE OF  
FUTURE BEDROOMS.

For the prospect who is in the market for a contemporary modern home featuring simple and practical expansion, the FLORA is certain to meet every requirement. The future breezeway, garage and two bedroom additions provide the finishing touches for this smart flat top design.

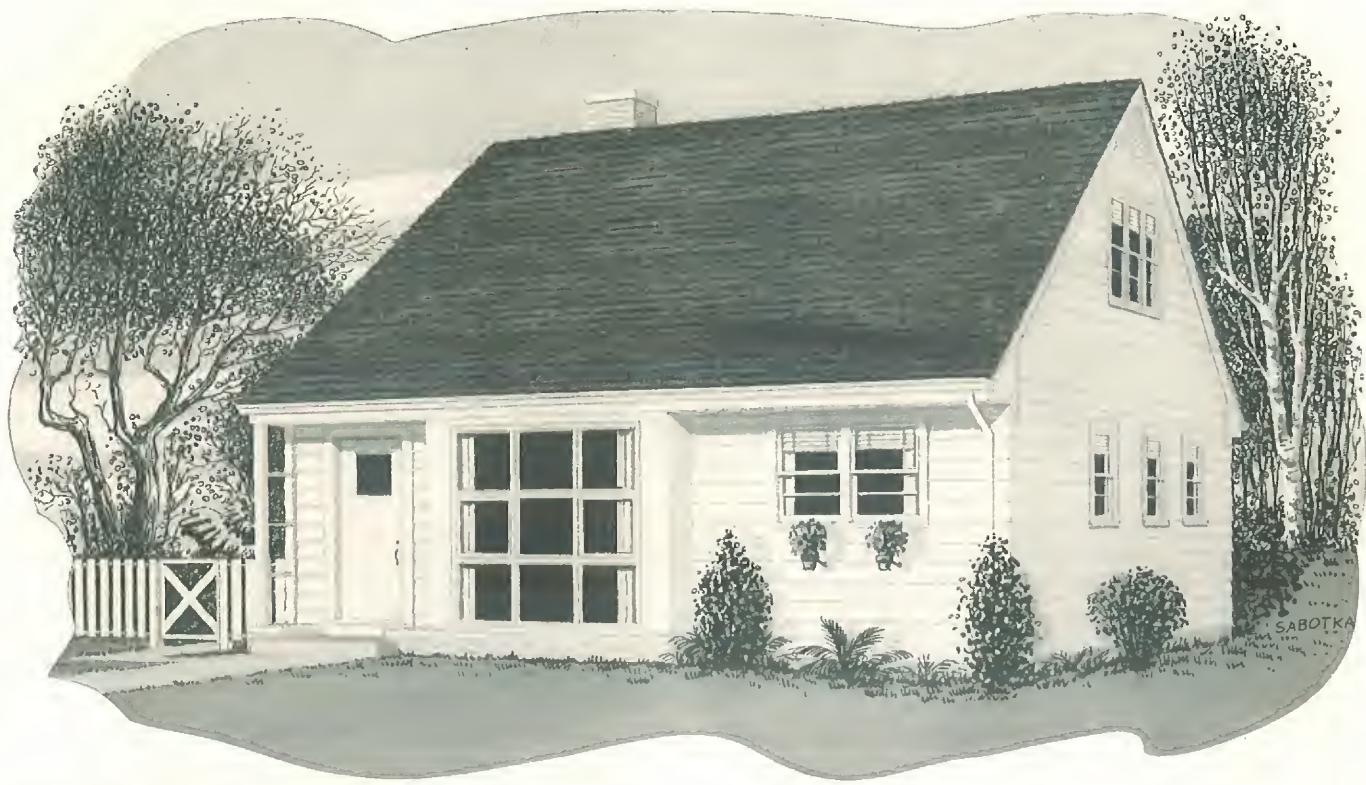
FUTURE  
TWO-BEDROOM  
ADDITION



PLAN 2 WITH  
UTILITY ROOM,  
NO BASEMENT



PLAN 1 WITH BASEMENT



## the FORGAN meets your needs to grow... up

This home is ideal for the small family wanting every convenience. For example, the kitchen and dining area can be separated from the living room by use of a folding partition if desired. The plan features two bedrooms, one of which will accommodate twin beds. Although the FORGAN is small in overall size it has a large living room such as is usually found only in larger homes. And expansion possibilities have been carefully planned, too. Note the bath, sleeping and storage space, and the recreation room area that can be developed as wanted on the second floor of this design.

### DATA

#### ORIGINAL HOME

Living area: First floor..... 799 sq. ft.  
Cubage ..... 17,652 cu. ft.

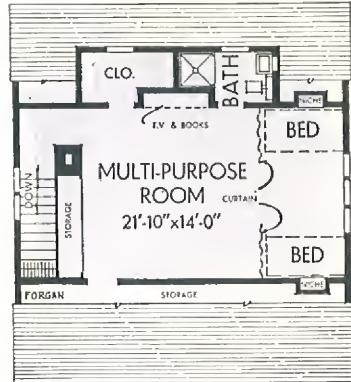
#### ADDITION

Living area: Second floor..... 495 sq. ft.



PLAN WITH BASEMENT ONLY

FUTURE  
SECOND  
FLOOR

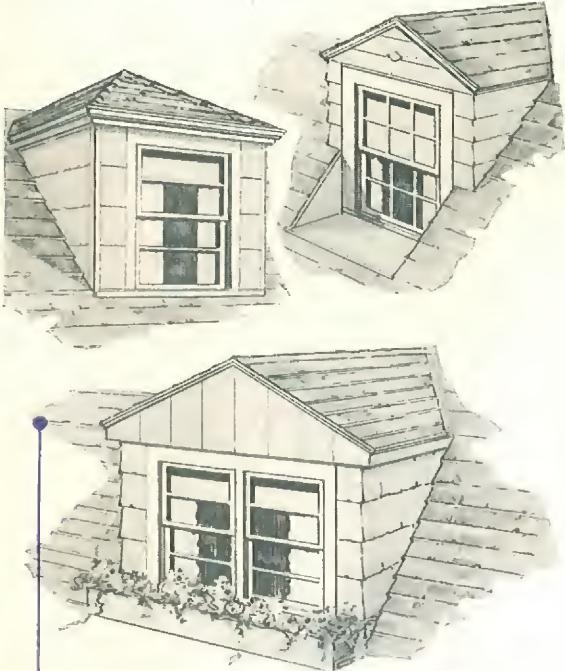


Suggested  
Interior for  
Second Floor  
Recreation  
Area. 



a low-cost home  
that will grow...

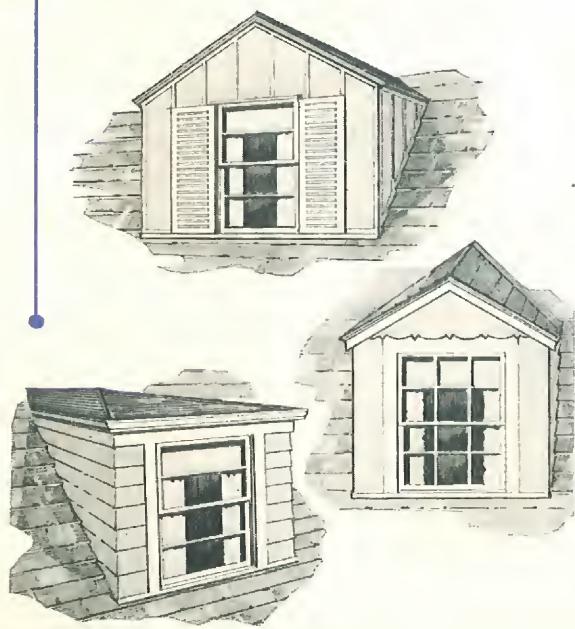
the FAY



## dormer ideas

Before building, be sure to consider the many advantages dormers offer for your new home.

Not only do they contribute to the efficient use of an attic or the second floor of a one-and-one-half story home, but dormers also add a note of beauty to the exterior as well. Added light and circulation of air is assured for the attic or second floor rooms. However, the location of the dormers should be planned so that the maximum floor space can be utilized. Placement of furniture in and near the dormer should be considered also. The types and sizes of dormers illustrated here are suggestions only, but architectural characteristics, roof lines and pitch must determine the dormer style best suited for your home.



Basically a four room home, the FAY not only provides every convenience for modern living, but it also permits the future expansion necessary for a growing family. The garage or second floor bedroom addition can be constructed as needed.

### DATA

#### ORIGINAL HOME

##### Living area:

Plan 1 and 2 — First floor.....840 sq. ft.

##### Cubage:

Plan 1 .....18,060 cu. ft.

Plan 2 .....13,440 cu. ft.

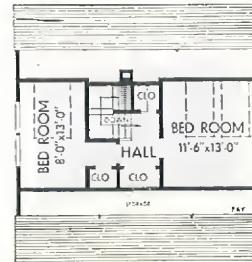
#### ADDITIONS

Garage .....254 sq. ft.

2nd floor bedrooms.....416 sq. ft.



PLAN 1 WITH BASEMENT



FUTURE SECOND FLOOR PLAN.



PLAN 2 WITHOUT BASEMENT

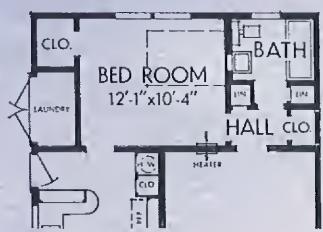
the FORD . . . . . a low cost  
home with  
a big future!

add a bedroom  
...add a garage



**EXPAND OUT**

**HERE'S HOW THE FORD CAN GROW**



PLAN 2—WITHOUT BASEMENT



PLAN 1—WITH BASEMENT